

**CITY OF SALEM VACANT COMMERCIAL-INDUSTRIAL LOTS THRU DECEMBER 2021**

Map No.	Address	Zoned	Land Size Sq Feet	Land Size Acre	Sale Year	Sale Date	Sale Price	Price Per SFT	Price Per Acre	Remarks
184-4-2	912 S Market St	HM	7,812	0.18	2021	12/22/2021	\$26,000	\$3.33	\$144,444	2 vacant lots located in the floodway/flood plain
184-4-4	900 S Market St BLK	HM								
141-1-5	1224 W Main St	HBD	31,550	0.724	2021	10/21/2021	\$750,000	\$23.77	\$1,035,912	former pizza hut, to be torn down for new development
47-4-24	500 BLK Thompson Memorial Dr	RMF	129,024	2.962	2021	10/21/2021	\$425,000	\$3.29	\$143,484	Wooded land located on Thompson Memorial, zoned for multi-family
47-4-23	700 BLK Thompson Memorial Dr	RMF								
47-4-23.1	725 Craig Ave	RMF								
122-5-1	124 W Main St	TBD	39,683	0.911	2021	10/15/2021	\$775,000	\$19.53	\$850,714	Former Car wash, torn down for future bank, convenience store on other lot to remain
122-5-2	16 Chestnut St	TBD								
138-2-4	1968 W Main St	HBD	107,768	2.47	2021	10/7/2021	\$600,000	\$5.57	\$242,915	land site for fast food restaurant, floodway influence in rear
138-2-5	1900 W Main St BLK	HBD								
176-3-3.1	2100 Salem Industrial Dr	HM	39,640	0.91	2021	7/20/2021	\$60,800	\$1.53	\$66,813	flood plain and flood way influence in rear
258-3-9	1710 Electric Rd	RSF	260,402	5.98	2021	6/2/2021	\$650,000	\$2.50	\$108,696	Currently zoned RSF, located in flood plain
185-9-3	920 S Colorado St	HBD	3,500	0.08	2020	11/10/2020	\$9,500	\$2.71	\$118,750	Only 25 feet of frontage
129-2-2	349 Wildwood Rd	HBD	27,443	0.63	2020	9/29/2020	\$495,000	\$18.04	\$785,714	Assumes building will be torn down
77-2-8	1607 E Main St	HBD	34,500	0.803	2020	4/27/2020	\$560,000	\$16.23	\$697,385	Loacted near intersection of 419 and E Main St across from Lakeside shopping center.
141-2-10	1127 Tinsley St	LM	3,000	0.068	2020	4/24/2020	\$50,000	\$16.67	\$735,294	75x40 portion of parcel sold lot that fronts on West Main St
200-2-2	1103 S Colorado St	LM	61,855	1.42	2020	4/3/2020	\$20,000	\$0.32	\$14,085	Vacant strip parcel located in the floodway. Difficult access across railroad track with no public road frontage
139-4-2.2	38 Hurt Lane	LM	18,469	0.424	2020	1/29/2020	\$85,500	\$4.63	\$201,651	Located one block off main street and zoned HM
224-1-3	2000 BLK Roanoke Blvd	CBD	40,000	0.918	2019	12/20/2019	\$120,000	\$3.00	\$130,719	Two adjoining lots sold together, located across from VA
224-1-4	2000 BLK Roanoke Blvd	CBD								
141-2-4	1122 W Main St	HBD	21,917	0.503	2019	6/18/2019	\$425,000	\$19.39	\$844,930	Cinderblock building (formerly Loan Depot and Henry's BBQ) torn down after sale for new construction Retail
139-4-4	1706 W Main St	HBD	31,200	0.716	2019	1/14/2019	\$950,000	\$30.45	\$1,326,816	Former Car Wash that has since been torn down and new car wash being constructed
106-10-3	100 E Clay St Blk	DBD	3,740	0.086	2018	12/21/2018	\$47,500	\$12.70	\$552,326	14 parking spaces - located one block from downtown (~\$3,400/space)
234-3-1	229 Apperson Dr	HBD	21,840	0.501	2018	12/14/2018	\$190,000	\$8.70	\$379,242	level, cleared lot, flood plain in rear. Located across from 7-11 @ Colorado St and Apperson Dr intersection
106-10-7.1	100 E Clay St Blk	DBD	1,107	0.025	2018	10/30/2018	\$10,000	\$9.03	\$400,000	5 parking spaces - located one block from downtown (\$2,000/space)
248-7-1.1	912 Apperson Dr	RB	23,392	0.537	2018	10/22/2018	\$37,500	\$1.60	\$69,832	Flood Plain, potential future multi-family residential use
165-4-7	1361 Southside Drive	LM	56,236	1.291	2018	10/5/2018	\$70,000	\$1.24	\$54,222	Industrial Lot/ Flood Plain
121-12-11	203 Roanoke Blvd	TBD	11,600	0.266	2018	7/10/2018	\$55,000	\$4.74	\$206,767	Assumed Building (280 SF Restaurant) has little to no contributing value. Likely to be used for future parking demands
127-4-6	30 Turner Rd BLK	HBD	13,440	0.309	2018	6/11/2018	\$25,000	\$1.86	\$80,906	Wooded lot, located off West Main St
151-1-2	1600 Schrader St	HBD	45,738	1.05	2018	5/2/2018	\$28,325	\$0.62	\$26,976	Excess land, steep topography in rear
145-10-10	429 S Market St	HBD	17,555	0.403	2018	3/8/2018	\$ 17,000	\$0.97	\$42,184	Mostly Flat lot that tapers off to creek in rear. Located in the floodplan and floodway in rear. Located between Residential and commercial areas
186-7-5	1015 Indiana St	HBD	30,000	0.689	2018	3/1/2018	\$ 170,000	\$5.67	\$246,734	Level lot with small single wide which will likely be moved. Purchased by adjoining property owner likely for future parking demands.
180-4-5	1280 Southside Dr	LM	54,189	1.244	2017	12/20/2017	\$87,500	\$1.61	\$70,338	Located in Southside industrial park. Rock retaining wall and partially fenced area in rear
148-1-4.2	100 Knotbreak Rd	BCD	62,596	1.437	2017	11/13/2017	\$400,000	\$6.39	\$278,358	level lot near civic center with medical around
142-1-1.2	922 W Main St	HBD	313,458	7.196	2017	9/1/2017	\$4,625,000	\$14.75	\$642,718	large tract adjoining Lowes with additional outparcel potential with W Main St Frontage. Sold with two building that are proposed to be torn down to make room for a grocery store and associated parking.

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124-10-2	817 W Main St	HBD	26,224	0.6	2017	7/6/2017	\$800,000	\$30.51	\$1,333,333	Corner lot in front of Lowes. Minimal onsite parking with existing 2,100 sf restaurant. Potential to be razed or combined with adjoining properties.
168-2-3	2206 W Main St	HBD	41,643	0.956	2017	5/26/2017	\$335,000	\$8.04	\$350,418	mostly level lot that drops off and is wooded in rear, future site of car wash on west end of City
4-1-2.1	122 Sheraton Dr	HBD	31,494	0.72	2017	5/26/2017	\$85,000	\$2.70	\$118,056	Nice location off I-81 @ exit 141, low lying lot with frontage on Electric Rd
221-3-8	1500 Roanoke Blvd	HBD	275,273	6.32	2016	10/3/2016	\$340,000	\$1.24	\$53,797	8 parcels (221-3-8 thru 221-3-14 & 222-1-1) @ \$340,000, recently re-zoned from RB to HBD, proposed assisted living facility, located across from GE
137-3-1	2104 W Main St	HBD	29,878	0.69	2016	9/23/2016	\$235,000	\$7.87	\$340,580	Bought with old Laundrymat, then was recently torn down, currently re-listed for \$415,000 (\$4.54/sf)
232-1-1	200 Rowan St Blk	HM	587,973	13.498	2016	9/1/2016	\$175,000	\$0.30	\$12,965	Significant flood influence
138-2-3	2016 W Main St	HBD	84,204	1.933	2016	7/14/2016	\$1,000,000	\$11.88	\$517,331	Buildings to be torn down for new restaurant. Nice location with abundant frontage on W Main St corridor.
138-2-2	2030 W Main St	HBD								
198-1-7	1031 Florida St	HBD	11,238	0.258	2016	4/4/2016	\$ 50,000	\$4.45	\$193,798	Flat vacant lot in 100 year flood in industrial area.
138-1-7	1961 W Main St	HBD	19,384	0.445	2016	5/5/2016	\$ 305,000	\$15.73	\$685,393	Small dated one story retail building historically used at tattoo shop located near walmart on main street, torn down in early August for a waffle house
186-7-5	1000 Indiana St	HBD	30,000	0.688	2016	2/12/2016	\$ 104,000	\$3.47	\$151,163	Flat lot across from former valleydale facility. Surrounded by industrial property's and located entirely in the 100 and 500 year flood plain areas.
165-1-3	138 Mill Ln	BCD	49,223	1.13	2015	11/20/2015	\$ 24,000	\$0.49	\$21,239	Excess land for 1400 Mill Race (165-1-1.1) located in the floodway, historically used as garden
138-2-4	1968 W Main St	HBD	107,767	2.474		11/2/2015	\$ 500,000	\$4.64	\$202,102	Former Brown mobile home park on W Main St, flat lot, owner purchased for speculation
138-2-5	1900 Blk W Main St	HBD								
258-3-9	1705 Electric Rd	RSF	32,322	0.742	2015	10/19/2015	\$ 339,900	\$10.52	\$458,086	Purchased by contiguous land owner, formally part of 258-3-7 c/w 258-3-9. Owner is adding fill to site and plans on rezoning to a commercial district allowing for mixed use development of office, restaurant, hotel etc.
148-1-5	125 Knotbreak Rd	BCD	218,310	5.0117	2015	10/2/2015	\$1,500,000	\$6.87	\$299,300	proposed Health Rehab facility, BCD-Business Commercial District zoning with provisions to allow rehab/medical clinic/facility. Tenant bought out 20 year land lease
165-1-1.1	1400 Mill Race Dr	BCD	59,416	1.36	2015	9/11/2015	\$ 175,000	\$2.95	\$128,676	Last remaining lot in a business park. Level, zoned BCD
138-1-8	1951 W Main St	HBD	58,153	1.34	2015	7/17/2015	\$ 680,000	\$11.69	\$507,463	Muti-parcel Sale (3 parcels) - 2 parcels with W Main frontage in front of contiguous parcels also purchased by Carilion, other partially used for parking for 1955 W Main St. Ingress/Egress for other property's purchased by Carilion across two of the lots, additional access is through Walmart parking lot. Flat lots.
138-1-8.1	1953 W Main St	HBD								
138-1-9	1949 W Main St	HBD								
145-10-10	429 S Market St	HBD	17,555	0.403	2014	9/25/2014	\$ 15,600	\$0.89	\$38,710	Mostly Flat lot that tapers off to creek in rear. Was RSF changed to HBD zoning in early 2014, on fringe or rec and commercial area. May be used for additional adjoining mini-storage also owned by purchaser
139-5-7	41 Hurt Ln	HBD	182,211	4.183	2014	12/5/2014	\$ 250,000	\$1.37	\$59,766	Flat lot, partially paved, adjoins railroad tracks, fenced, future site of Pine Ridge Landscaping.
127-4-1.2	170 Turner Rd	HBD	43,516	0.999	2014	11/24/2014	\$ 124,000	\$2.85	\$124,124	Flat lot, just off west main street corridor behind and across from walmart
4-1-3	100 Sheraton Dr	TBD	138,085	3.17	2014	8/28/2014	\$ 310,000	\$2.24	\$97,792	Future site of proposed hotel and small restaurant, surrounded by hotels at exit 141. Slopping site in rear, will require retaining walls on both sides
198-2-10	5514 9th St	HM	15,000	0.344	2014	1/2/2014	\$ 65,000	\$4.33	\$188,953	Lot historically used as junk yard. Located in Flood Plain
4-1-3	100 Blk Sheraton Dr	TBD	137,955	3.167	2013	5/1/2013	\$ 345,000	\$2.50	\$108,936	Proposed Hotel and Restaurant Site. Sale confirmed on CoStar-however still unrecorded as of 04/22/2014
72-3-3	600 Blk Harrison Ave	LM	18,033	0.414	2013	5/31/2013	\$ 34,000	\$1.89	\$82,126	small light manufacturing zoned parcel adjoining VDOT, more than likely to be rezoned and used for single family
174-1-4	2839 W Main St	HBD	38,833	0.8915	2013	5/1/2013	\$ 268,000	\$6.90	\$300,617	very small bldg was present at time of sale (since demolished), open BP for Dollar Store
180-5-6	1255 Southside Drive	HM	177,289	4.07	2012	7/17/2012	\$225,000	\$1.27	\$55,283	Land partially located in floodway.

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124-10-4	800 Block W. Main Street	HBD	38,640	0.887	2011	9/2/2011	\$1,200,000	\$31.06	\$1,352,875	Formerly Credit Union - Bldg torn down. Will be H'town bank (in front of Lowe's)
174-1-6.2	2821 West Main Street	HBD	42,120	0.967	2011	1/20/2011	\$213,000	\$5.06	\$220,269	Good commercial building site
175-1-6	2500 West Main Street	HBD	52,098	1.196	2010	8/27/2010	\$162,500	\$3.12	\$135,870	Irregular Shaped Lot/ West of Wildwood Road
139-4-2.1	48 Hurt Lane	LM	28,096	0.6450	2010	5/14/2010	\$100,000	\$3.56	\$155,039	Site of West Main/ Lot perimeter is fenced.
094-1-4	501 Wildwood Road	HBD	118,919	2.7300	2009	11/25/2009	\$300,000	\$2.52	\$109,890	Former site of Service Station/ Some Flood Issues
139-5-(2,3,7	1830-1956 West Main St	HBD	348,393	7.9980	2009	9/18/2009	\$3,700,000	\$10.62	\$462,616	Presumes Little or No Value in Blg although still in Use
161-3-6	101 West 4th Street	HM	33,149	0.761	2008	12/4/2008	\$385,000	\$11.61	\$505,913	Corner Site 4th and Union/ to be Eye Dr Office
140-1-6	1436 West Main St	HBD	27,600	0.6336	2008	9/16/2008	\$535,000	\$19.38	\$844,381	High Traffic Area Site or Member 1 Credit Union
168-2-2	2218 West Main Street	LM	174,588	4.008	2008	8/15/2008	\$320,000	\$1.83	\$79,840	Presumes Little or No Value in Blg although still in Use
210-1-2	2936 West Main Street	HBD	17,611	0.4043	2008	8/15/2008	\$135,000	\$7.67	\$333,910	Presumes Little or No Value in Blg although still in Use
142-1-1.1	West Main at 4th Street	HBD	567,543	13.0290	2008	8/8/2008	\$7,000,000	\$12.33	\$537,263	Site for LOWE'S/ High Traffic Good Site
122-5-4	104 West Main Street	DBD	37,880	0.8696	2008	8/6/2008	\$1,250,000	\$33.00	\$1,437,443	Downtown Lots/ VA Credit Union to build/ HIGH SALE
184-1-2	24 Broome Street	HM	17,276	0.3966	2008	6/5/2008	\$125,000	\$7.24	\$315,179	Presumes Little or No Value in Blg although still in Use
051-3-2.1	533 Branch Drive	LM	32,670	0.7500	2008	5/22/2008	\$75,000	\$2.30	\$100,000	Industrial Lot/ Flood Plain
139-4-6&7	1630 West Main St	HBD	142,354	3.2680	2008	5/22/2008	\$965,000	\$6.78	\$295,288	Presumes Little or No Value in Blg although still in Use
139-4-5.1	1618 West Main St	HBD	62,639	1.4380	2008	3/17/2008	\$260,000	\$4.15	\$180,807	Site for DDS Office/ Lot has SMALL FRONTAGE on MAIN
143-1-11-13	4th Street at Wilson	HBD	30,405	0.698	2008	1/3/2008	\$150,000	\$4.93	\$214,900	3 Contiguous Lots/ Slightly Low for area
165-4-7	1361 Southside Drive	LM	56,236	1.291	2007	11/26/2007	\$100,000	\$1.78	\$77,459	Light Industrial/Commerce Area
229-3-1	1355 West Main Street	HM	402,669	9.244	2007	10/9/2007	\$146,000	\$0.36	\$15,794	FLOODWAY LAND/ Used as Golf Driving Range
155-3-1	71 St John Road	HM	35,837	0.8227	2007	9/11/2007	\$179,200	\$5.00	\$217,819	Light Industrial/Commerce Area
051-3-10&11	1400 Blk Lakeside Cr	LM	40,624	0.9326	2007	6/27/2007	\$80,000	\$1.97	\$85,782	2 small industrial lots/ Flood Plain
126-3-15	1419 West Main Street	HBD	41,208	0.9460	2007	2/1/2007	\$950,000	\$23.05	\$1,004,228	Corner Lot/High Traffic/ Site for Strip Shop Center
115-1-8&8.2	1643 Lynchburg Tpke	HBD	23,522	0.5400	2007	1/22/2007	\$100,000	\$4.25	\$185,185	Commercial Lot/Hilly/ House of little value
129-3-13	100 Wildwood Road	HBD	71,003	1.6300	2006	6/15/2006	\$875,000	\$12.32	\$536,810	Site for Motel Nice Flat Lot near I81 Interchange